

1.0 INTRODUCTION

Faith Engineering, Inc. and Tecumseh Professional Associates, Inc. (FEI/TPA) have teamed together to prepare eight Site Work Plans for the Bernalillo County Environmental Health Department (BCEHD). These Work Plans will provide for the continued investigation of eight leaking underground storage tank (LUST) sites along the Isleta Boulevard Corridor south of Bridge Boulevard in Albuquerque's South Valley area. The intent of these Work Plans is to provide updated information regarding contaminant extent and assessing the remediation needs of each site.

Bernalillo County's goal is to upgrade the Isleta Corridor roadway and utility infrastructure. Approximately 28 – 30 LUST sites have been identified along this section of the Isleta Corridor, all of which have the potential to impact right-of-way improvements. To prepare for this upgrade, the County has elected to take the lead in investigating selected sites to determine the extent of subsurface contamination in accordance with the New Mexico Environment Department's (NMED) Underground Storage Tank Regulations (USTR), which are administered by the NMED, Underground Storage Tank Bureau (NMED/USTB). The investigations into onsite and offsite contaminant extent and performance of Hydrogeologic Investigations, as currently required under USTR §1210, and subsequent reclamation planning is the objective of this series of Work Plans

The NMED/USTB is now implementing Risk Based Corrective Action (RBCA), and some of the sites along the Isleta Corridor will be left in their current condition in order to allow natural attenuation to eventually degrade the residual contamination under the present NMED/USTB Corrective Action reimbursement policy. Bernalillo County will thus be faced with the prospect of dealing with the soil and ground water contaminants during roadway and utility upgrades under the RBCA based reimbursement program of the NMED/USTB. By coordinating the roadway upgrade planning and construction with the investigative and remedial planning necessary for the Isleta Corridor improvements, a more efficient and less delayed project will result.

BCEHD has requested that FEI/TPA prepare Work Plans for eight of these sites, which include the following:

- The Pit Stop Site, 305 Isleta SW, NMED Facility #24299001
- The Old Horn Site (now Ruli's Service), 430 Isleta SW, NMED Facility #301002
- Phil's Auto Site, 701 Isleta SW, NMED Facility #5517001
- Rodgers Drilling Site, 2615 Isleta SW, NMED Facility #11017001
- The Climate Roofing Site, 2700 Isleta SW, NMED Facility #3245001
- Lee & Blakely Site (now Brown's Discount Feedstore), 3031 Isleta SW, NMED Facility #11475001
- ATEX #213 Site (now Gasman), 3501 Isleta SW, NMED Facility #18774007
- The Former G&S Community Corner Site (now Kollar Kar Kare), 6100 Isleta SW, NMED Facility #6647001

These sites have been selected by BCEHD for additional investigation and remediation to meet the Isleta Corridor objectives described above. Other sites within the Isleta Corridor are currently being evaluated under the purview of NMED/USTB through their State Lead or Responsible Party (RP) corrective action programs.

In preparing these work plans, FEI/TPA have done extensive review of previous investigation and reclamation reports on file with the NMED/USTB. Additional efforts have included site inspections, detailed site mapping, evaluation of prior remediation system effectiveness, and discussion with previous contractors. Two sites (The Pit Stop and Lee & Blakely) have recently been characterized by FEI with Leedshill Herkenhoff, Inc. as subcontractor. For these two sites, proposed efforts in this work plan are directed toward additional ground water monitoring and reporting and, in the case of The Pit Stop, have been recommended for Air Sparge/Vacuum Extraction (AS/VE) pilot testing (see discussion below). Due to the length of time that has elapsed since the other six sites have been characterized and sampled, FEI/TPA has proposed additional drilling, soil sampling, ground water sampling, and VE or AS/VE testing as described below.

The following provides a brief general description of the various activities that will be provided by FEI/TPA in the accomplishment of the eight Work Plans.

1. Review existing NMED/USTB information from each site and any of the adjacent properties, as needed, regarding previously conducted subsurface investigations.
2. Sample existing ground water monitoring wells.
3. Complete and sample soil borings, complete and sample additional 2" diameter monitor wells, complete 4" diameter vacuum extraction (VE) wells, and 1" diameter vacuum test (observation) wells at sites where pilot AS/VE testing is warranted (see item 4 below).
4. At some sites, FEI/TPA recommends, as an option, the implementation of a short-term AS/VE pilot test to evaluate the AS/VE remedial alternative, the effects of subsurface vapor flow short-circuiting, well spacing, zone(s) of influence, shallow ground water generation vs. applied vacuum, flow, and off-gas emission concentration and composition. Data collected during the pilot test will be used to aid in the subsequent design of an AS/VE reclamation system. The AS/VE pilot tests are presented as an optional follow-on to the Hydrogeologic Investigations at the sites where this type of reclamation system was either previously used (Rodger's, Atex 213 and G&S Community Corner) or where they might be a suitable reclamation alternative (Pit Stop and Old Horn).
5. A Site Investigation Report for each site will be prepared and will include information from the On-Site Investigation, as required in USTR §1206 B, and the Hydrogeologic Investigation, as required by USTR §1210 C. The results of the initial ground water sampling, sampling of the new wells, soils data, and results of the pilot testing (where applicable) will be included in this report.

6. Three additional quarters of ground water sampling, monitoring and reporting will be conducted on an abbreviated sampling (fewer wells) for a more limited hydrocarbon testing (EPA Method 8021 instead of the initial EPA Method 8260 analyses).

These work plans contain no provisions for the sampling of private or public water supplies. Although shallow ground water impacts are one of the largest risks to ground water use in the South Valley, the time required for implementing an effective neighborhood well inventory and sampling program are considered to be beyond the scope of work required herein. Those sites where NMED/USTB case file records indicate that private well(s) were historically impacted have been indicated in the site history section of each work plan. BCEHD and NMED should consider a general approach to locating ground water receptors in the Isleta Corridor for later RBCA planning and implementation. These work plans are targeted specifically at assessing site contaminant extent and remedial action alternatives. Should BCEHD or NMED/USTB desire, specifically identified residential wells can be added to this plan for sampling with minor cost adjustments.

For consistency purposes, the following eight Work Plans have been prepared using the same format, but are intended to be separate, stand-alone documents. The first section of each Plan provides an introduction and history of each site. The second section provides information on existing site conditions, and the third section provides recommended actions (Scope of Work). Site figures follow each narrative, which are followed by the proposed budget Cost Detail Forms. The following Table 1 provides a summary of each site's proposed investigation and sampling needs.

TABLE 1
SUMMARY OF INVESTIGATION
AND MONITORING FOR
THE EIGHT ISLETA CORRIDOR UST SITES

Facility Information			Hydrogeologic Investigation						Soil	GW Monitoring	
SITE NAME	USTB FACILITY NUMBER	ADDRESS	Soil Borings	2" Monitor Wells	4" Vacuum Test Wells	1" Vacuum Observation Well Nests	Vacuum Extraction Tests	AS/VE Tests	Soil Analysis for EPA 8015 & 8021	Initial MWs for Analysis EPA 8260	3 Qtrrs. GW Samp./Analysis EPA 8021
The Pit Stop	24299001	305 Isleta Blvd. SW	N/A	N/A	2	4	2	1	N/A	7	21
Old Horn	301002	430 Isleta Blvd. SW	20	7	2	6	2	1	54	14	30
Phil's Auto	5517001	701 Isleta Blvd. SW	11	5	N/A	N/A	N/A	N/A	32	13	34
Rodger's Drilling	11017001	2615 Isleta Blvd. SW	17	2	8	5	3	1	50	29	39
Climate Roofing	3245001	2700 Isleta Blvd. SW	10	3	N/A	N/A	N/A	N/A	26	13	30
Lee & Blakely Feed	11475001	3031 Isleta Blvd. SW	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8	24
Atex 213	18774007	3501 Isleta Blvd. SW	13	12	3	4	3	1	50	30	35
G&S Community Center	6647001	6100 Isleta Blvd. SW	5	4	5	3	7	N/A	28	22	30